

# \$1,089,000 - 2415 9 Avenue Nw, Calgary

MLS® #A2235228

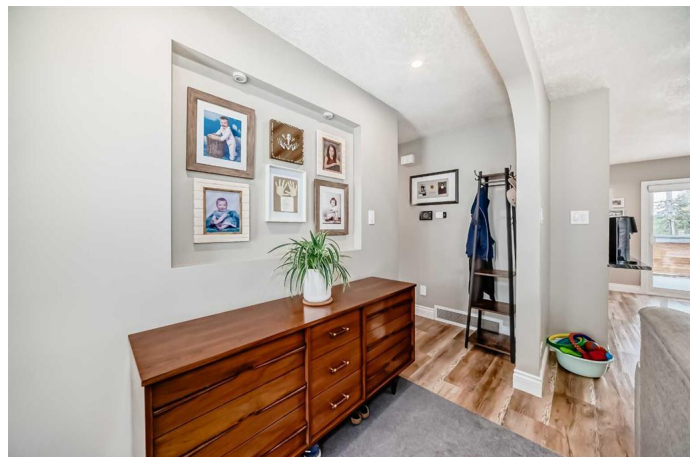
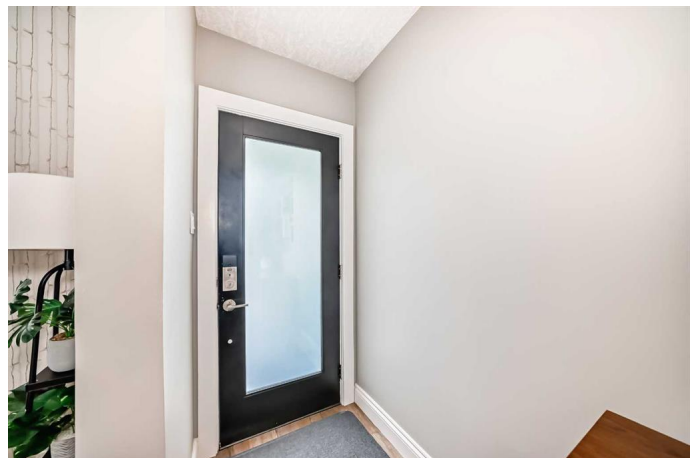
**\$1,089,000**

5 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Step into your dream home! This stunning, **FULLY RENOVATED** modern bungalow in the coveted **WEST HILLHURST** community is ready to impress. Meticulously cared for, this 5-bedroom (3 up, 2 down), 2.5-bathroom residence blends contemporary elegance with inner-city charm. Perfect for large families or those craving space and privacy, it features a **RARE TRIPLE CAR DETACHED GARAGE** with a bonus work/storage area. Inside, youâ€™re greeted by a sleek living room anchored by a custom gas fireplace and cooled by **CENTRAL AIR CONDITIONING**. The stylish kitchen boasts a breakfast bar and flows into a bright dining area, opening to a south-facing backyard with breathtaking downtown and vista views. New kitchen appliances include Samsung Bespoke Glass Panel refrigerator, Samsung Stove and Under Sink Kinetico Reverse Osmosis Water Filter! The main-level primary suite offers a luxurious new en-suite with a steam shower, accompanied by two additional bedrooms and a convenient half bath. The fully reimagined basement is an entertainerâ€™s delight, featuring a cozy family room with a second fireplace, a chic **WET BAR**, and a comfortable sitting and dining nook. Two more bedrooms, and a modern 5-piece bathroom complete this level. Outside, the expansive south-facing backyard is a private retreat, showcasing fresh landscaping, a large deck, a firepit, underground sprinklers, and new 5 ft fencing for ultimate seclusion. The newly paved back



lane ensures smooth access to the oversized triple garageâ€”perfect for car enthusiasts or extra storage needs. Other recent additions to the home include a Huebsch commercial grade gas dryer, and Kinetico water softener system with a charcoal dechlorinator. Move-in ready and brimming with upgrades, this West Hillhurst gem wonâ€™t last long. Contact your realtor to book a showing today!

Built in 1953

**Essential Information**

MLS® #	A2235228
Price	\$1,089,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2415 9 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1E8

**Amenities**

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	59
Zoning	R-CG

## Listing Details

Listing Office	Rhinorealty
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